



Project Proponents & Property Owners:
Pacific Shops, Inc.
City of Alameda

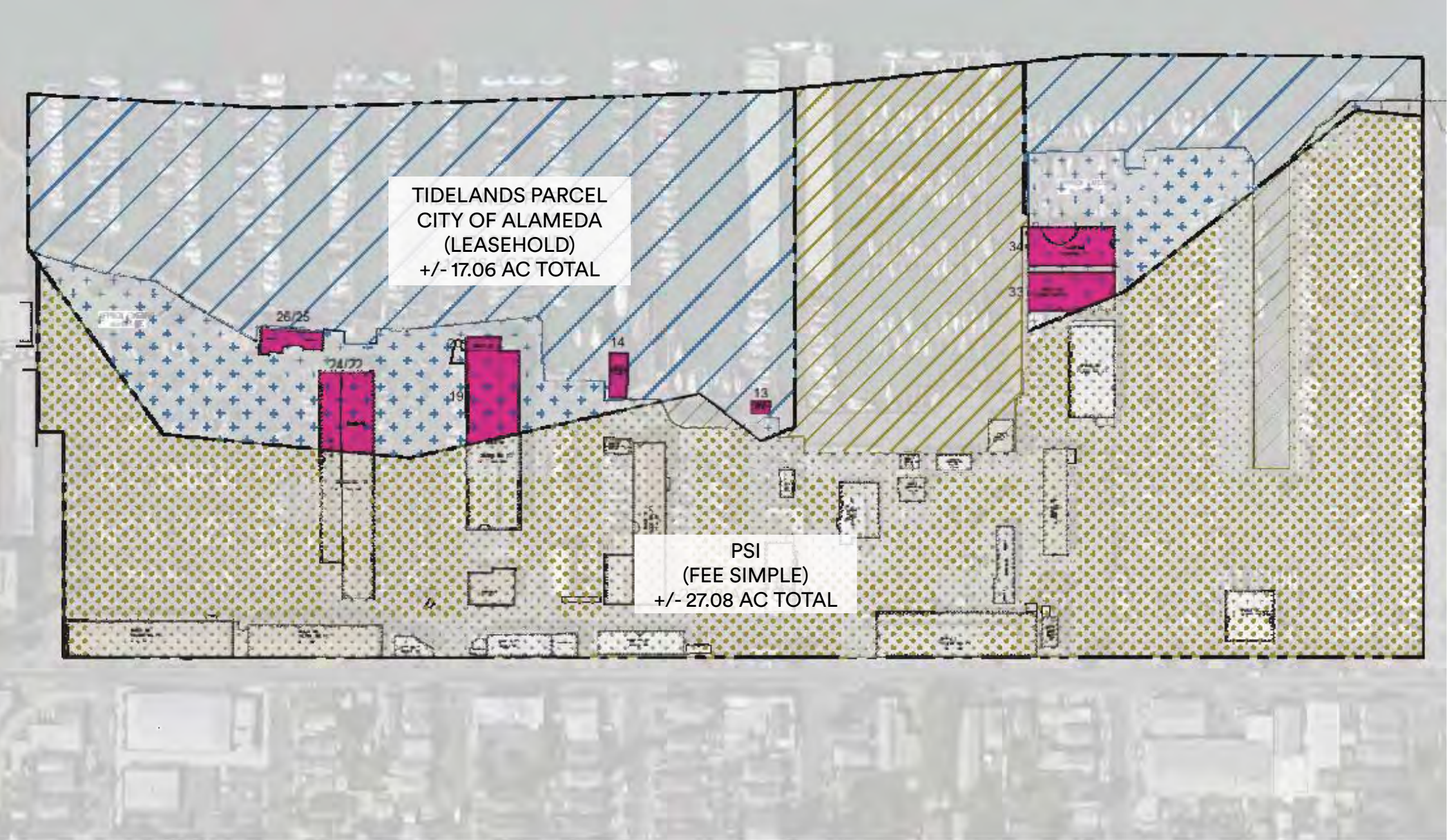
ALAMEDA MARINA 

Design Review Board
March 5, 2018

Alameda Marina Vicinity Map



Existing Site Ownership



KEY LEGEND

	LAND (LEASE)		LAND (FEE SIMPLE)
	MARINA/WATER (LEASE)		MARINA/WATER (FEE SIMPLE)



View of Building 19



View of Building 21



View of Building 27

Alameda Marina Vicinity Map



ISSUES: RESTRICTED PUBLIC ACCESS, FAILING SHORELINE

\$3M TIDELANDS
2012-2017 EXPENDITURE

\$35M SHORELINE
4009 LF OF SEAWALL & CITY SHORELINE

\$22M HORIZONTAL INFRASTRUCTURE
CLEMENT AVE/
ON/OFF SITE COSTS

\$18M IMPACT FEES
SCHOOLS,
PUBLIC SAFETY,
INFRASTRUCTURE,
ROADS ETC.

City of Alameda Zoning Designation



Zoning			
Residential		Commercial	Industrial
R-1	ONE FAMILY RESIDENTIAL	A-P	ADMINISTRATIVE PROFESSIONAL
R-2	TWO FAMILY RESIDENTIAL	C-1	NEIGHBORHOOD BUSINESS
R-3	GARDEN RESIDENTIAL	C-2	CENTRAL BUSINESS
R-4	NEIGHBORHOOD RESIDENTIAL	C-C	COMMUNITY COMMERCIAL
R-5	GENERAL RESIDENTIAL	C-M	COMMERCIAL MANUFACTURING
R-6	HOTEL RESIDENTIAL		
		Special Zones	
		M-X	MIXED USE PLANNED DEVELOPMENT
		E	ESTUARY
		O	OPEN SPACE
		PD	PLANNED DEVELOPMENT OVERLAY
		A	AGRICULTURAL DISTRICT
		B	BUILDING SITE DISTRICT
		H	HEIGHT DISTRICT
		Y	YARD DISTRICT
		G	GOVERNMENT COMBINING

City of Alameda Land Use Map



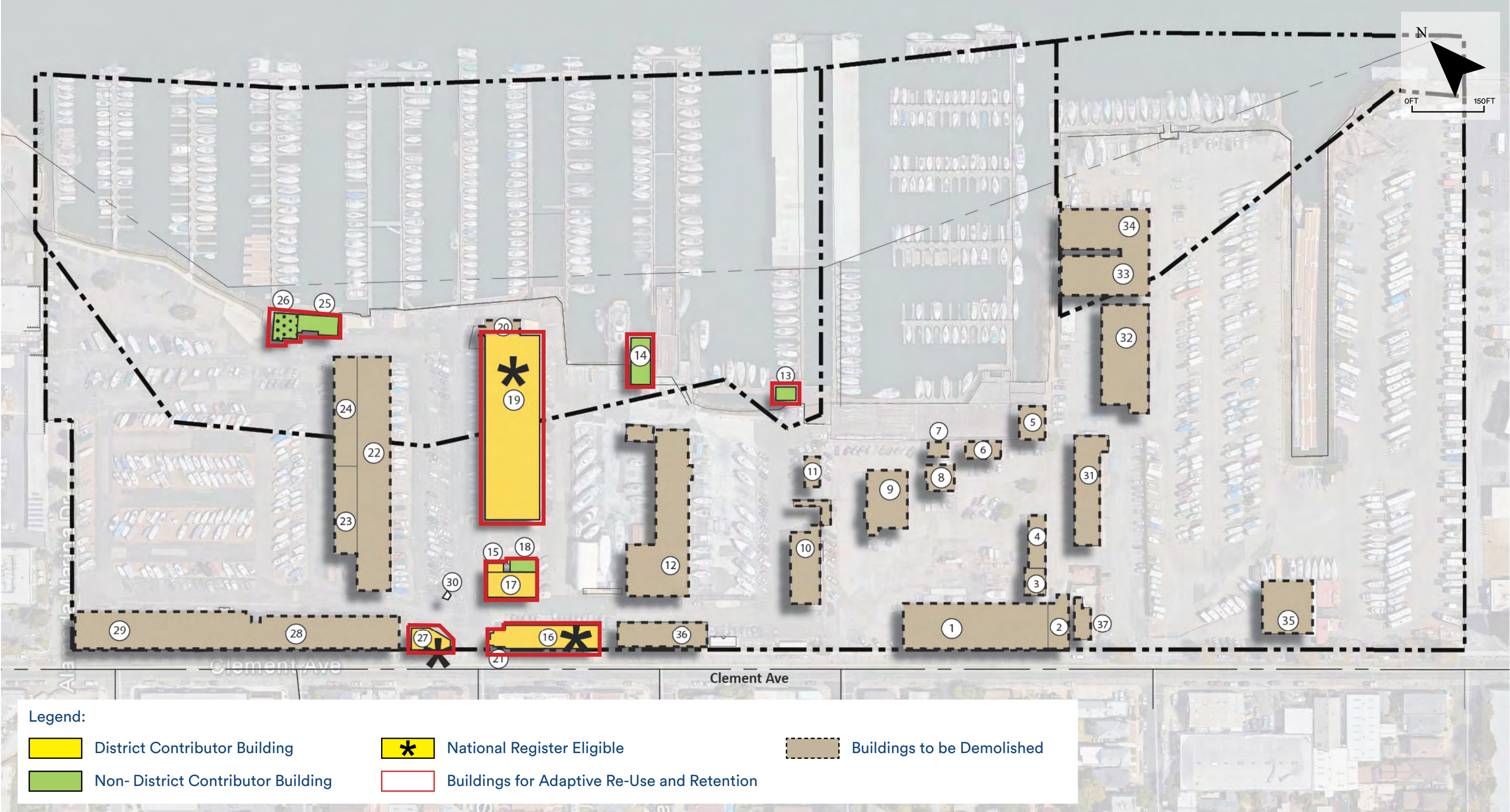
CITY OF Alameda

Community Development Department, Planning Division
2263 Santa Clara Ave, Rm 190
Alameda, CA 94501
(510) 747-6805

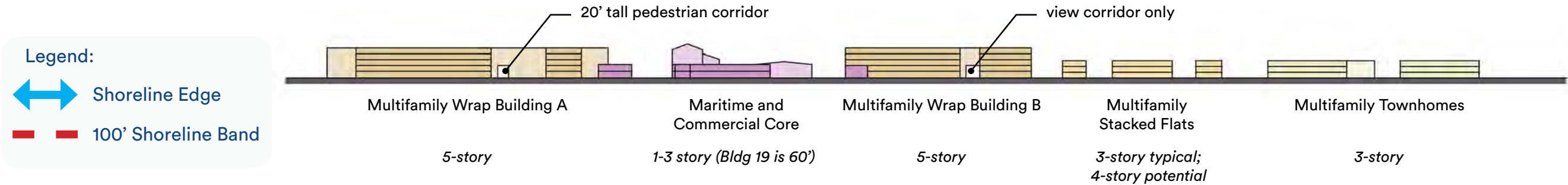
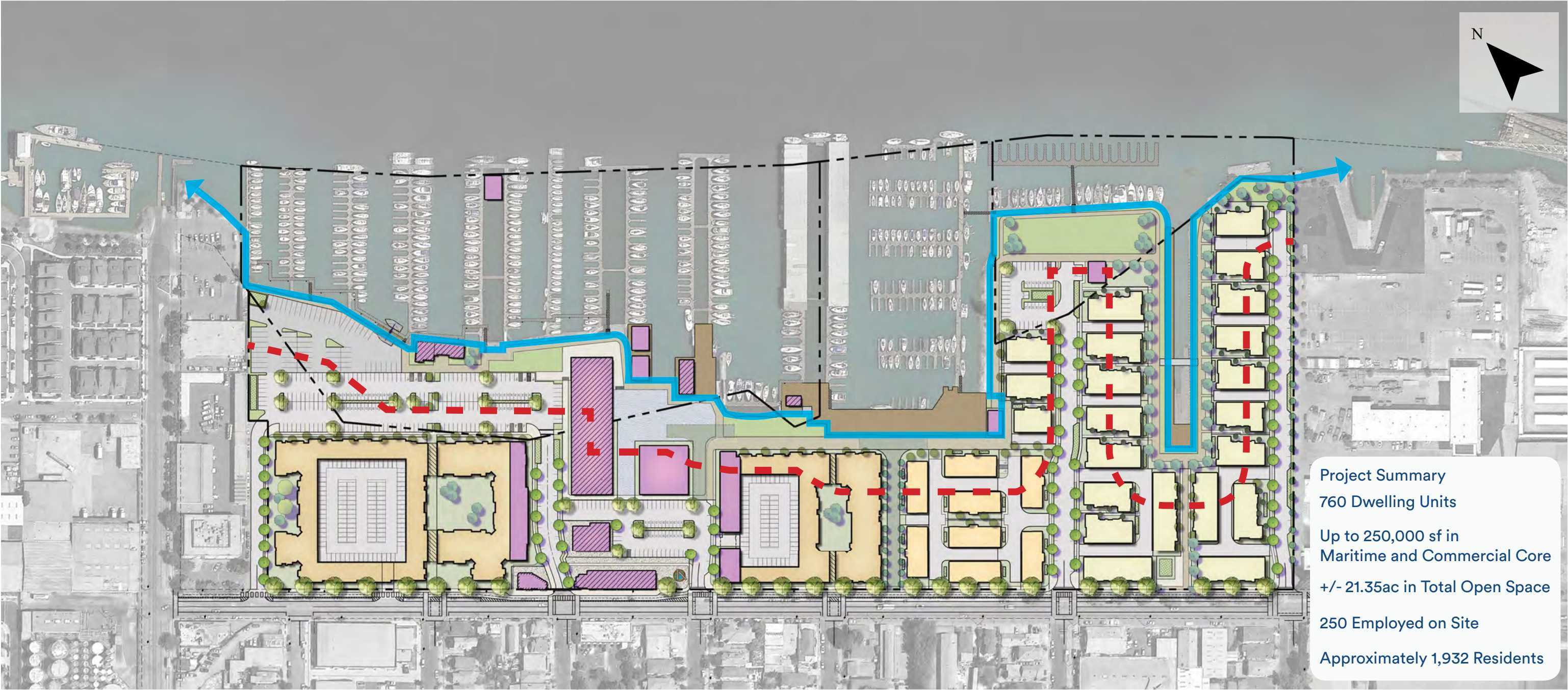
General Plan Diagram

Low-Density Residential	Office	Commercial Recreation
Medium Density Residential	Business Park	OpenSpace/Habitat
Neighborhood Business	Specified Mixed Use	Parks & Public Open Space
Community Commercial	General Industry	Public/Institutional/Schools
		Federal Facilities

Alameda Marina Vicinity Map



Alameda Marina Site Plan



Access and Pedestrian Circulation



Legend:

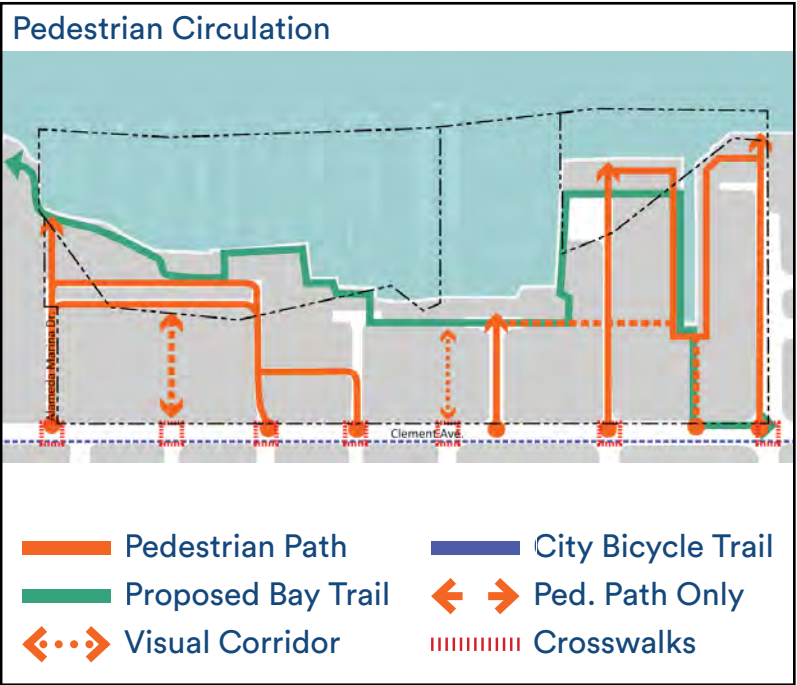
- Existing Access Points
- Proposed Access Points & Circulation
- Extension of Bay Trail
- Proposed Open Space

WATERFRONT CONNECTIONS FOR ALL ALAMEDANS

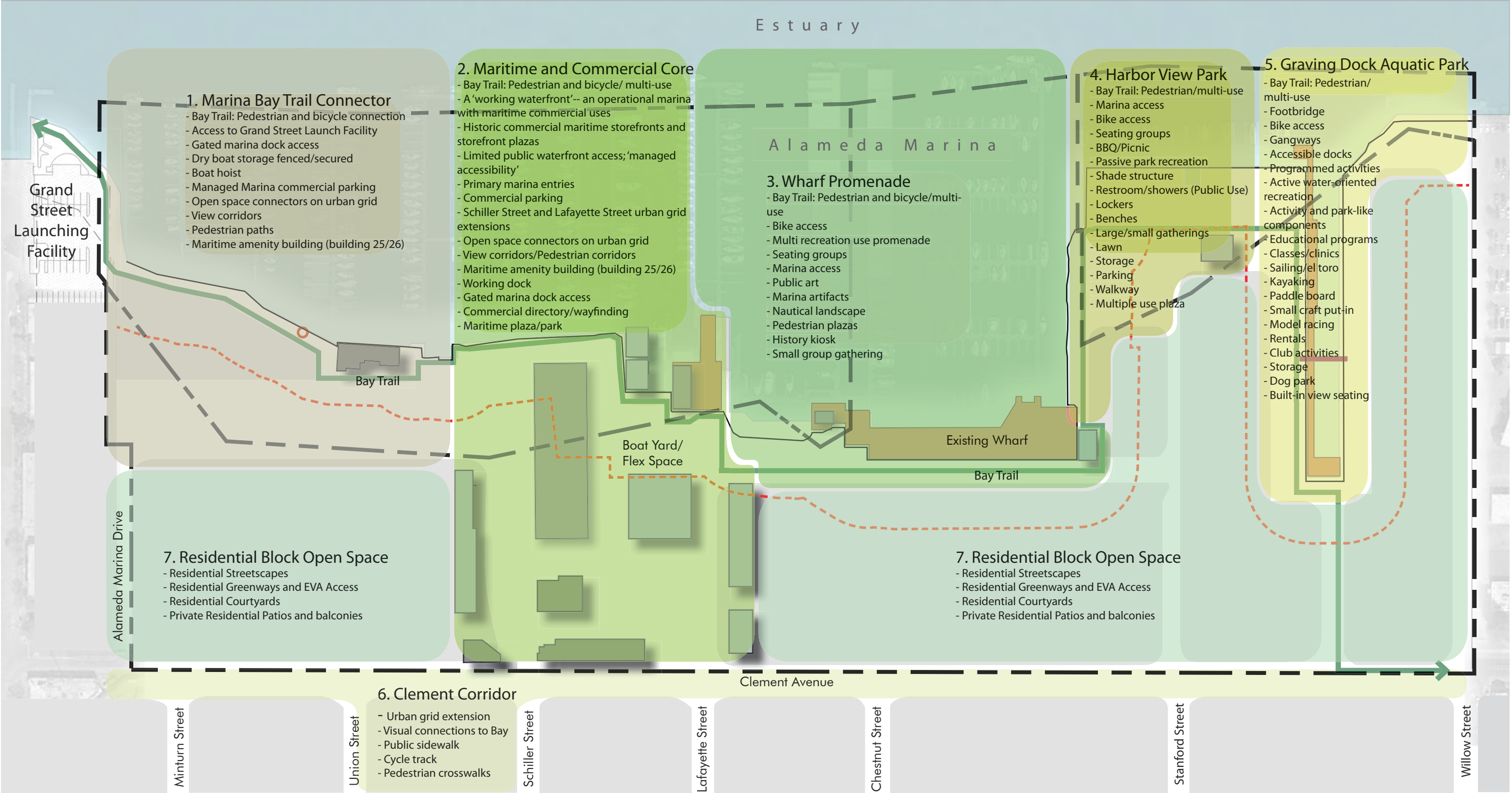
EXTEND CITY GRID PROVIDING VEHICULAR, PEDESTRIAN, AND VISUAL ACCESS TO WATER

4.25 ACRES **OPEN SPACE**

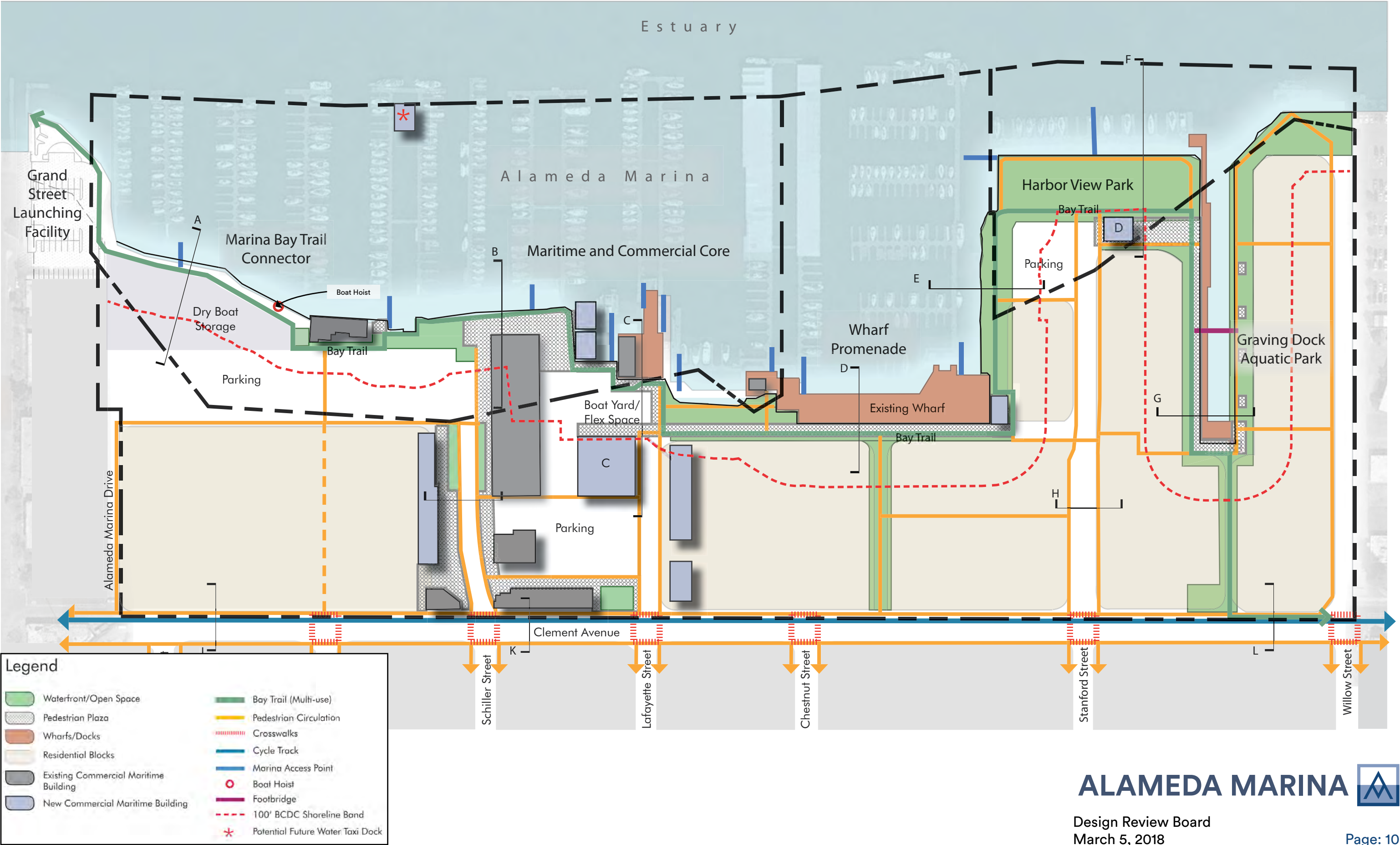
1/3 MILE **NEW BAY TRAIL** ALONG WATERFRONT



Alameda Marina Open Space Program

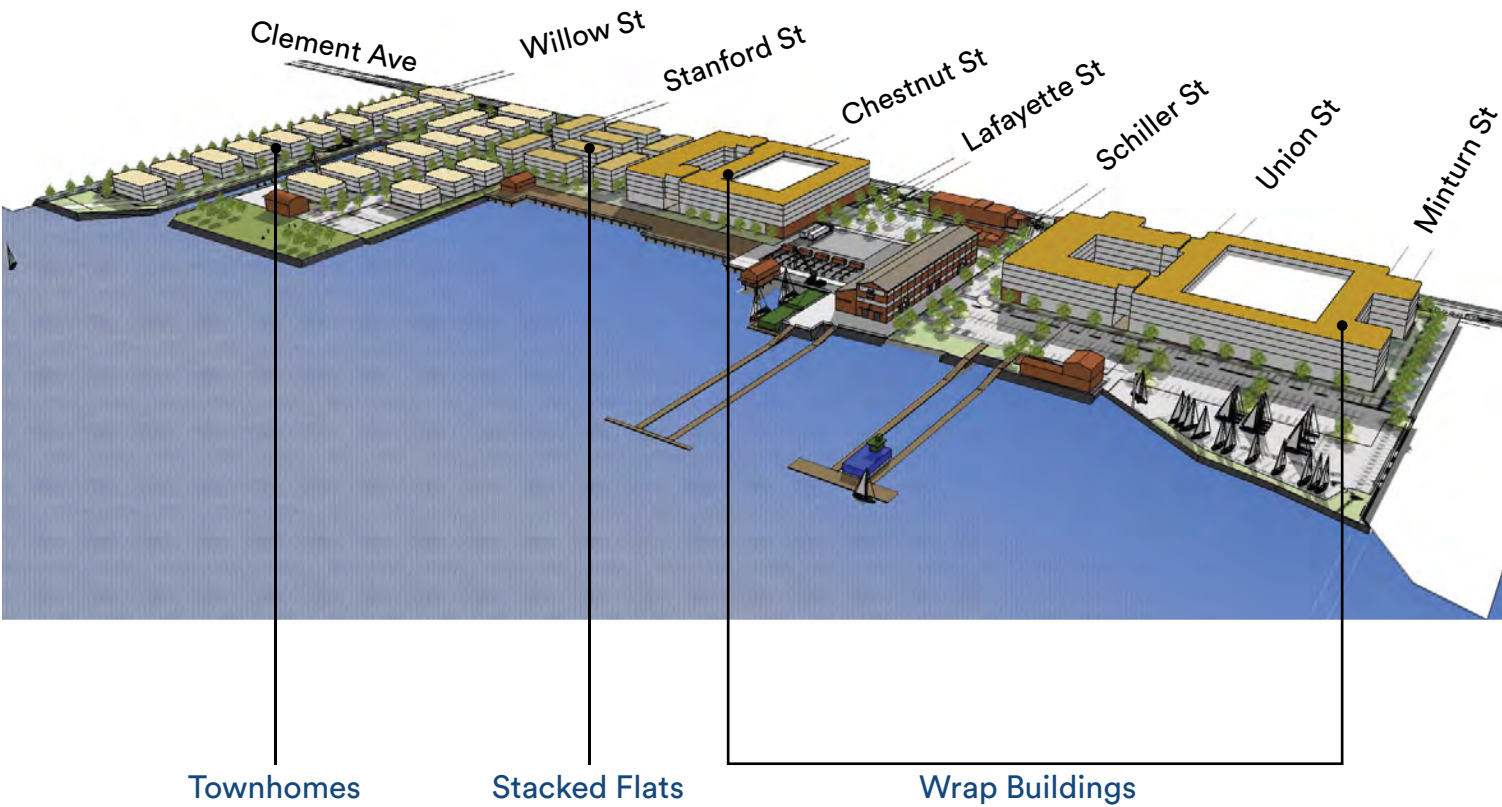


Alameda Marina Public Access Plan

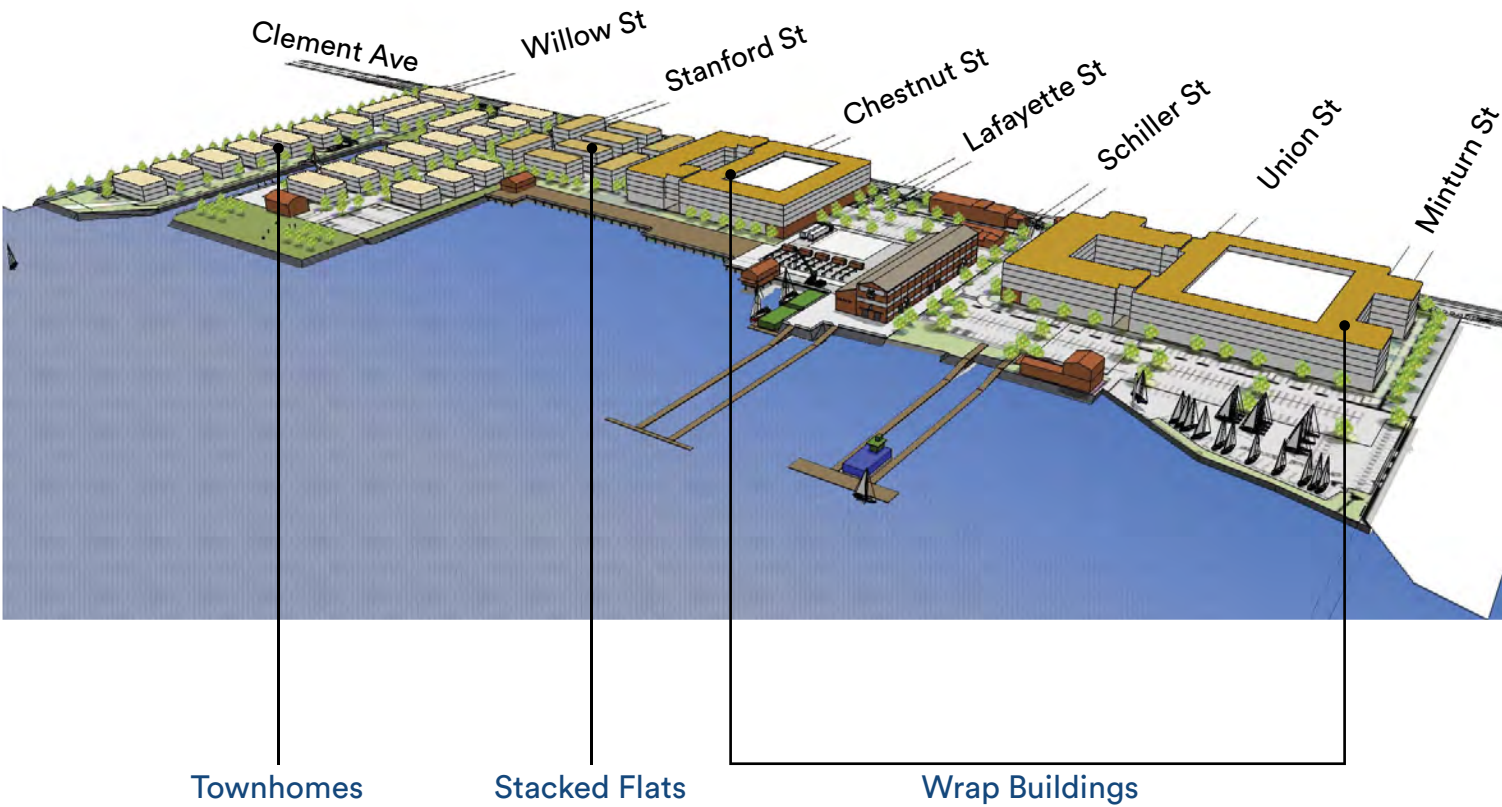


Alameda Marina Shadow Studies

Mid-Day Shadow Projections (Shortest Day)

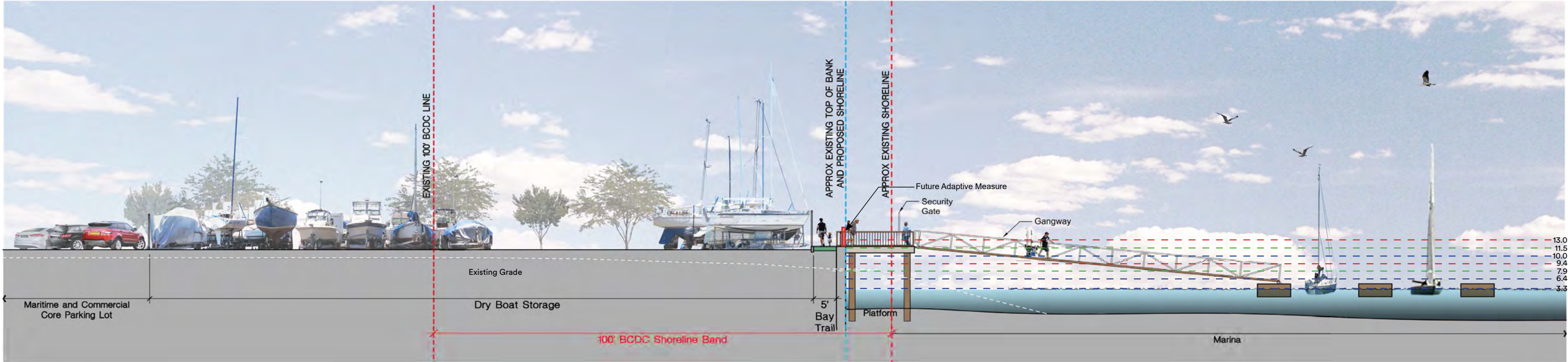


Mid-Day Shadow Projections (Longest Day)

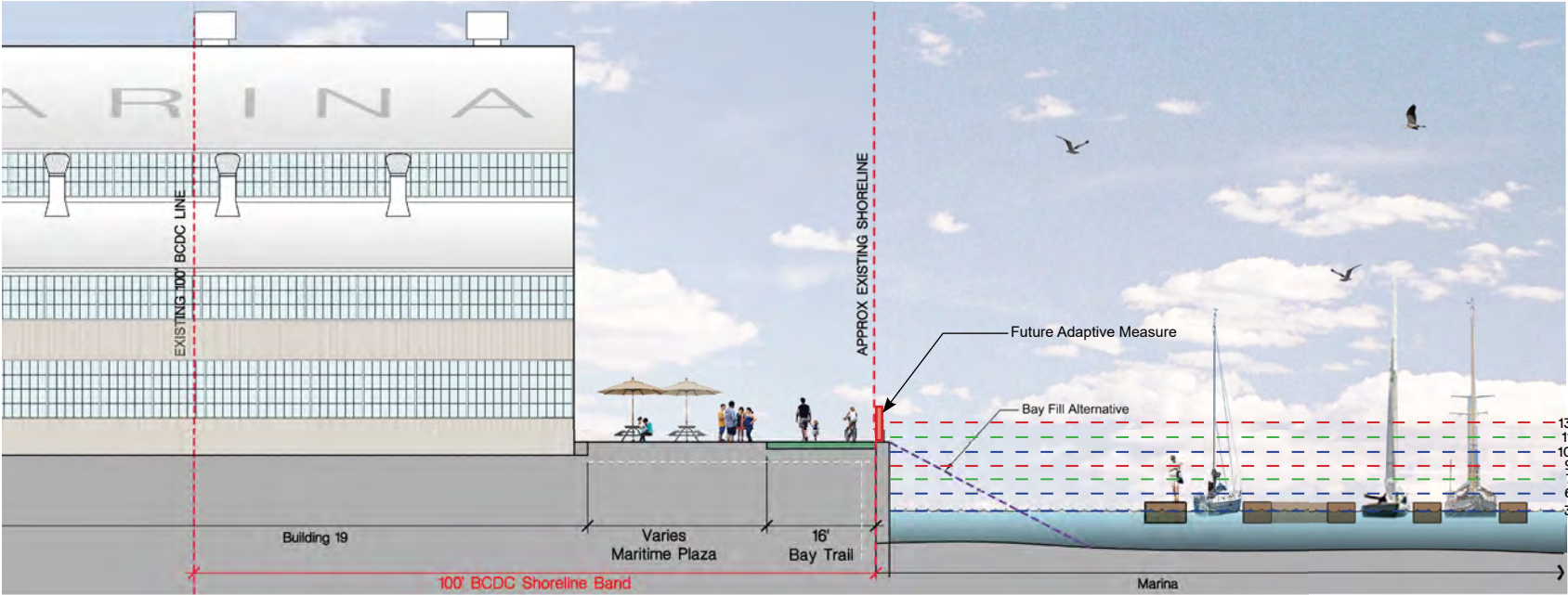


Alameda Marina Section View

Section A - Marina Bay Trail Connector

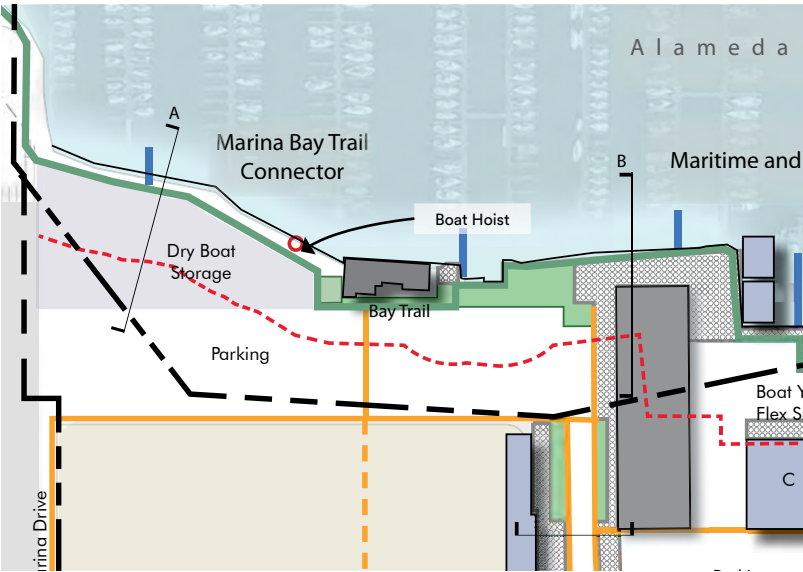


Section B - Maritime Plaza



Legend:

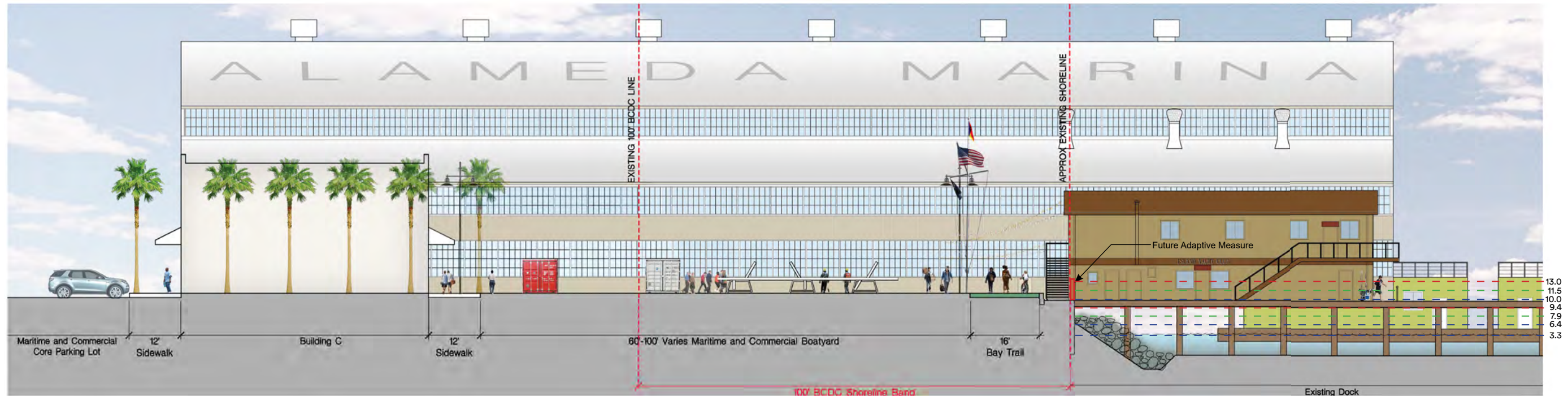
BFE + 2100 Projected SLR (36") = 13	---
BFE + 2050 Projected SLR (18") = 11.5	---
BFE (100 Year Tide) = 10.0	---
MHHW + 2100 Projected SLR (36") = 9.4	---
MHHW + 2050 Projected SLR (18") = 7.9	---
MHHW = 6.4	---
MSL = 3.3	---



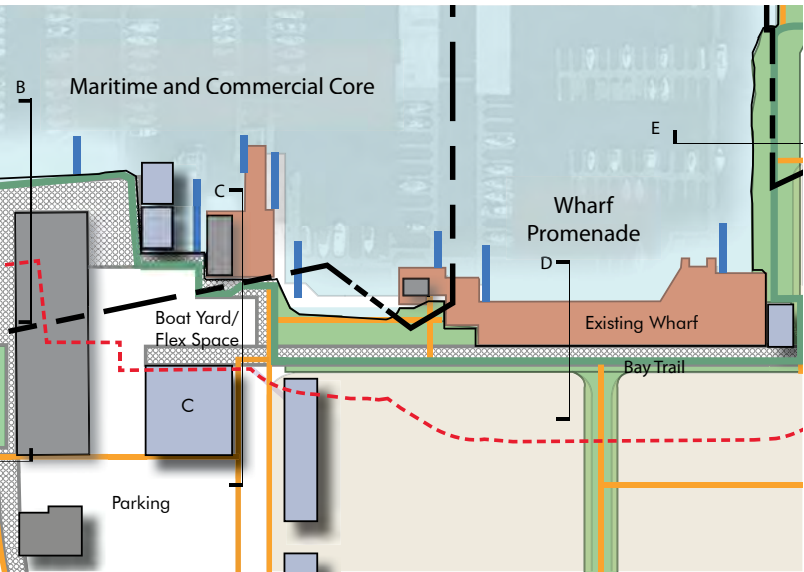
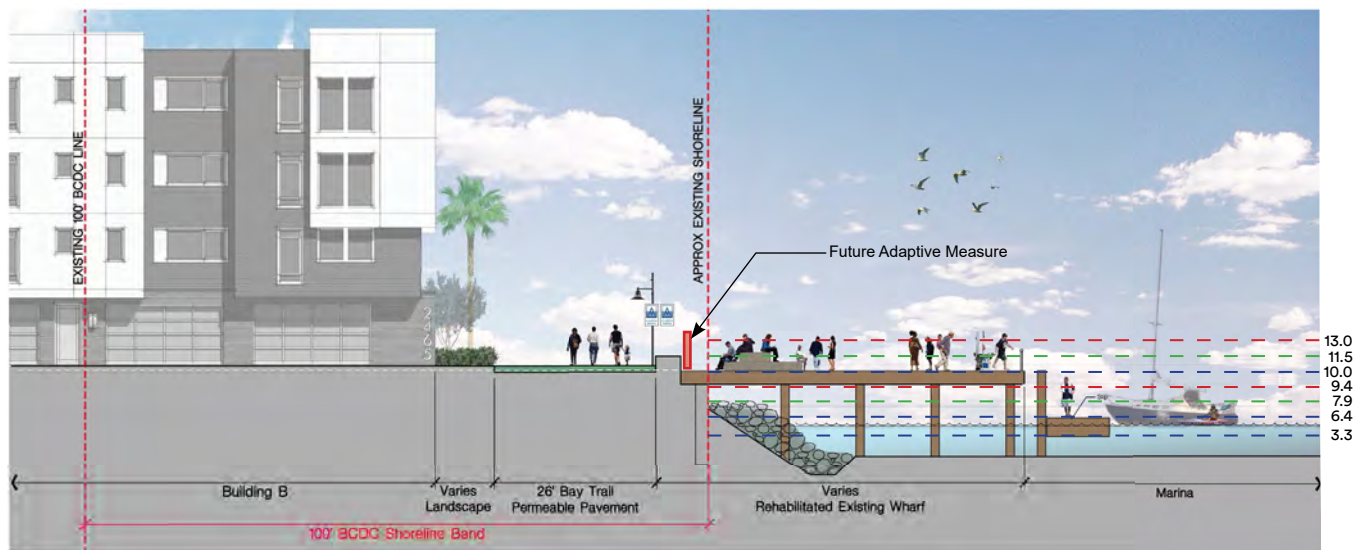
Sections Key Map

Alameda Marina Section View

Section C - Maritime Commercial Core



Section D - Wharf Promenade



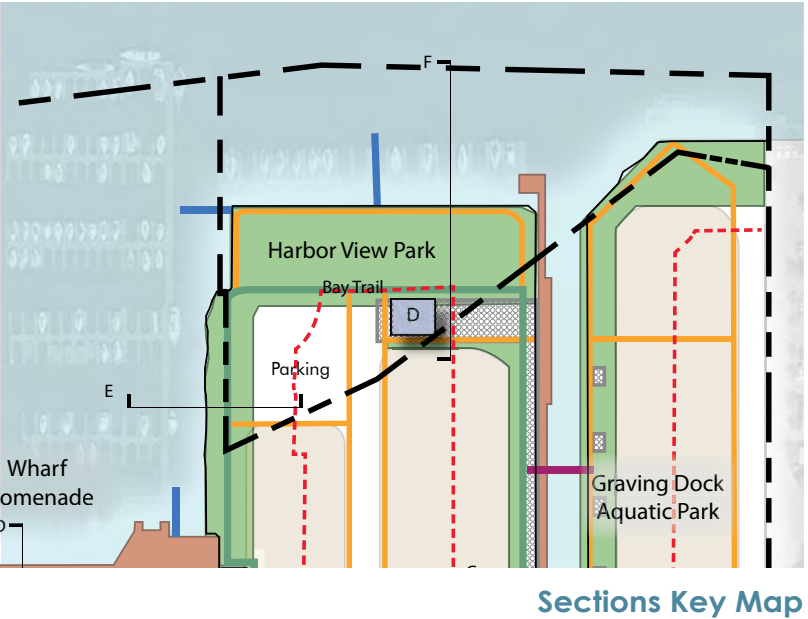
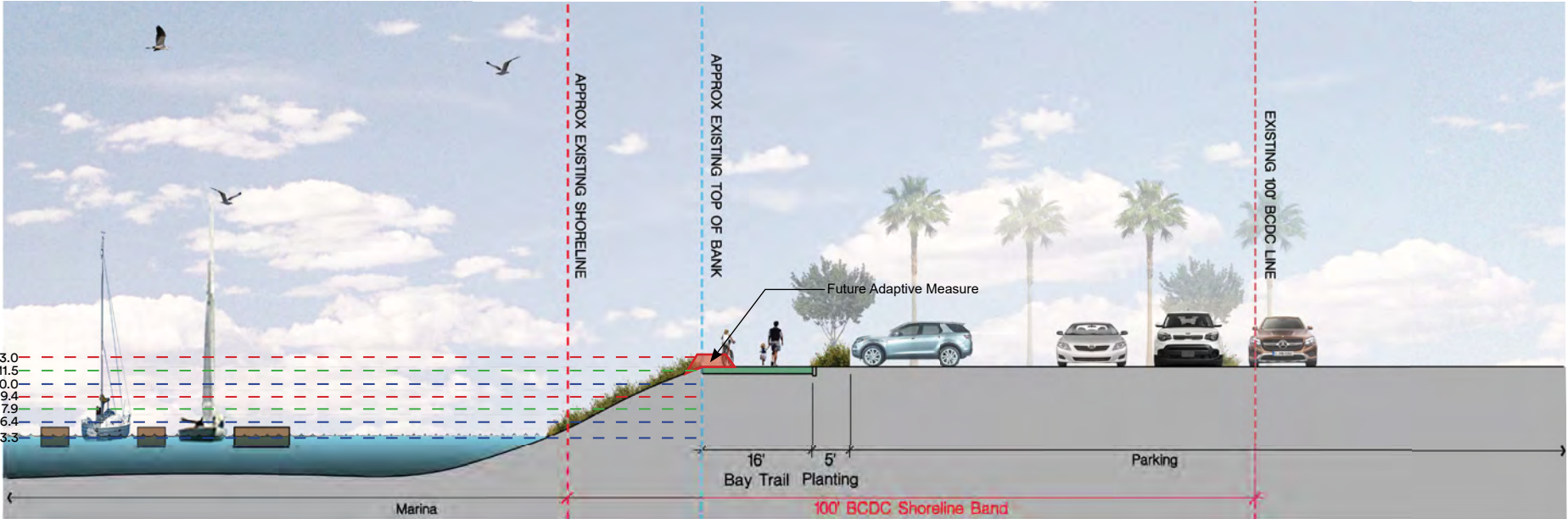
Sections Key Map

Legend:

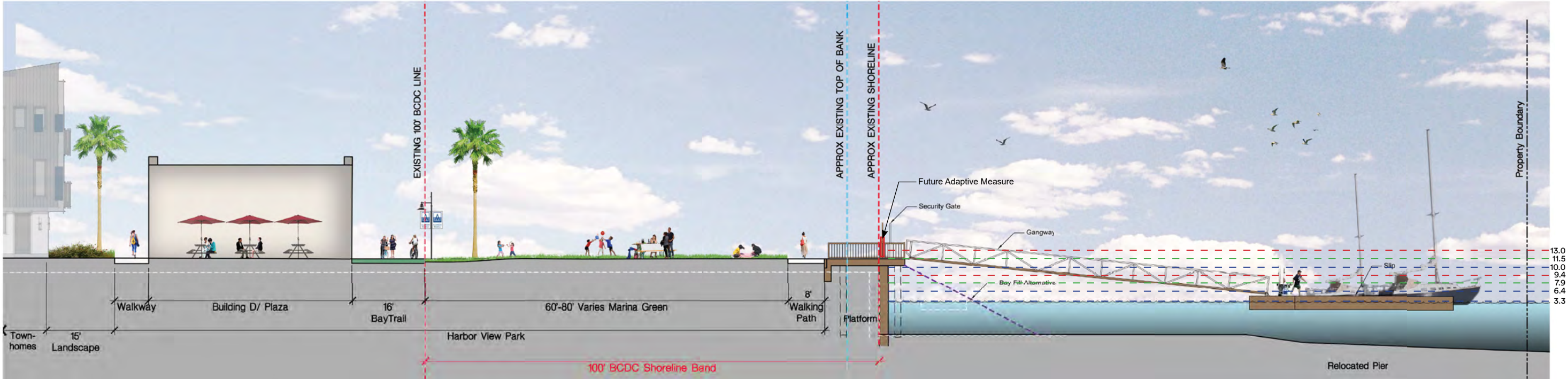
BFE + 2100 Projected SLR (36")	= 13
BFE + 2050 Projected SLR (18")	= 11.5
BFE (100 Year Tide)	= 10.0
MHHW + 2100 Projected SLR (36")	= 9.4
MHHW + 2050 Projected SLR (18")	= 7.9
MHHW	= 6.4
MSL	= 3.3

Alameda Marina Section View

Section E - Bay Trail Parking



Section F - Harbor View Park

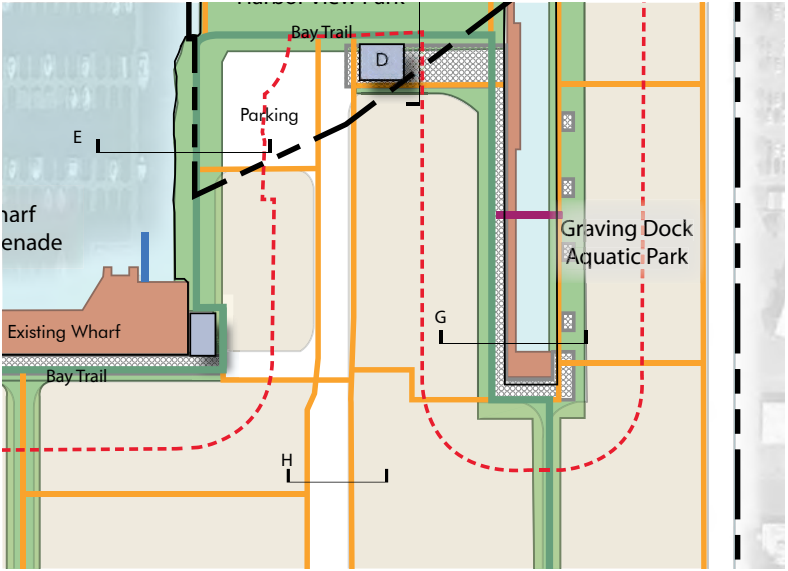
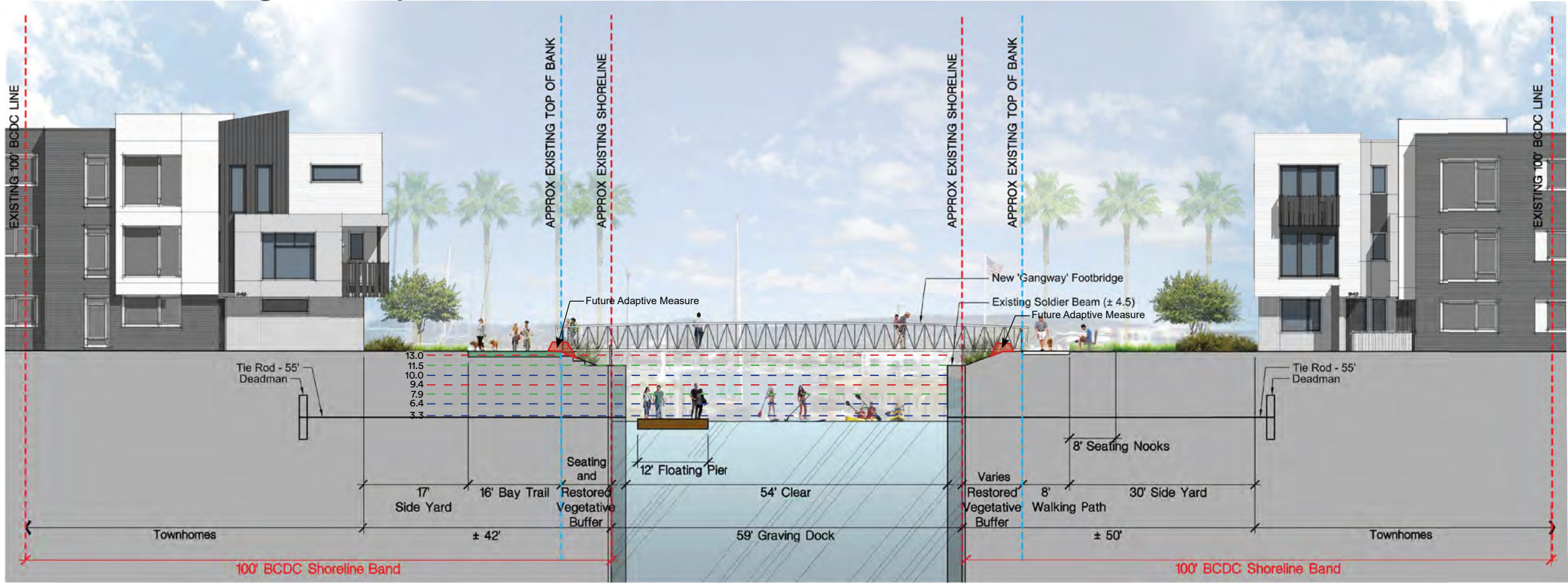


Legend:

BFE + 2100 Projected SLR (36")	= 13	---
BFE + 2050 Projected SLR (18")	= 11.5	---
BFE (100 Year Tide)	= 10.0	---
MHHW + 2100 Projected SLR (36")	= 9.4	---
MHHW + 2050 Projected SLR (18")	= 7.9	---
MHHW	= 6.4	---
MSL	= 3.3	---

Alameda Marina Section View

Section G - Graving Dock Aquatic Park



Legend:

BFE + 2100 Projected SLR (36") = 13	- - - - -
BFE + 2050 Projected SLR (18") = 11.5	- - - - -
BFE (100 Year Tide) = 10.0	- - - - -
MHHW + 2100 Projected SLR (36") = 9.4	- - - - -
MHHW + 2050 Projected SLR (18") = 7.9	- - - - -
MHHW = 6.4	- - - - -
MSL = 3.3	- - - - -

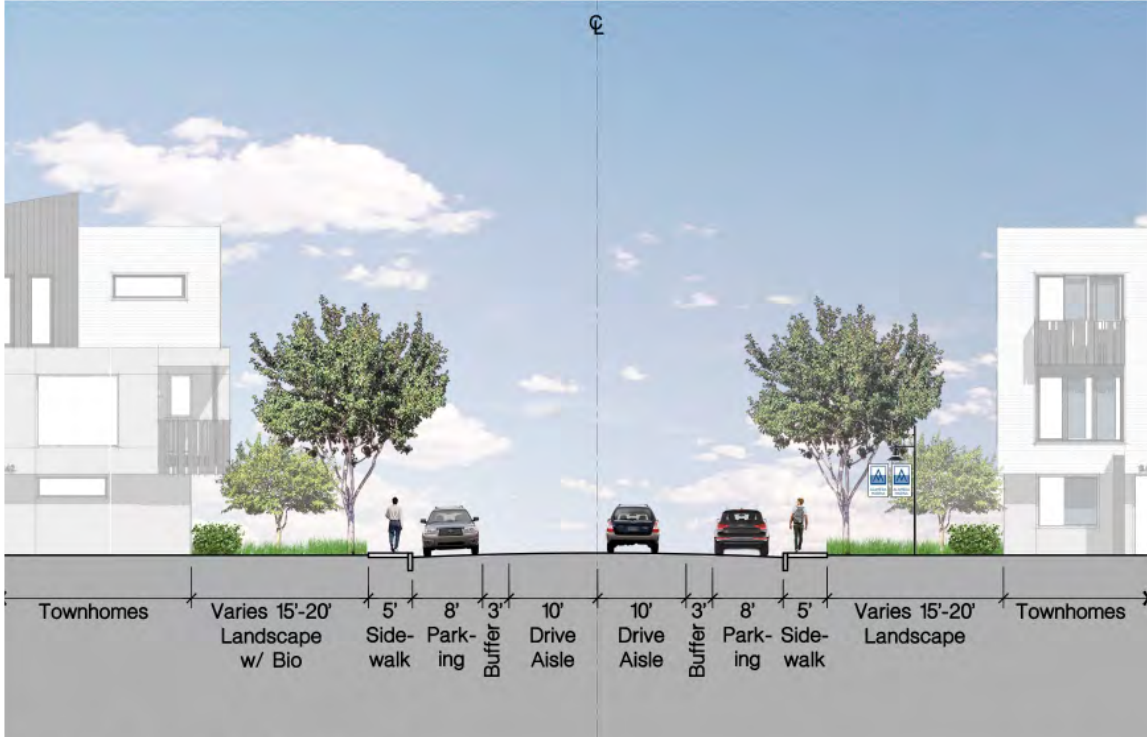
Sections Key Map

ALAMEDA MARINA

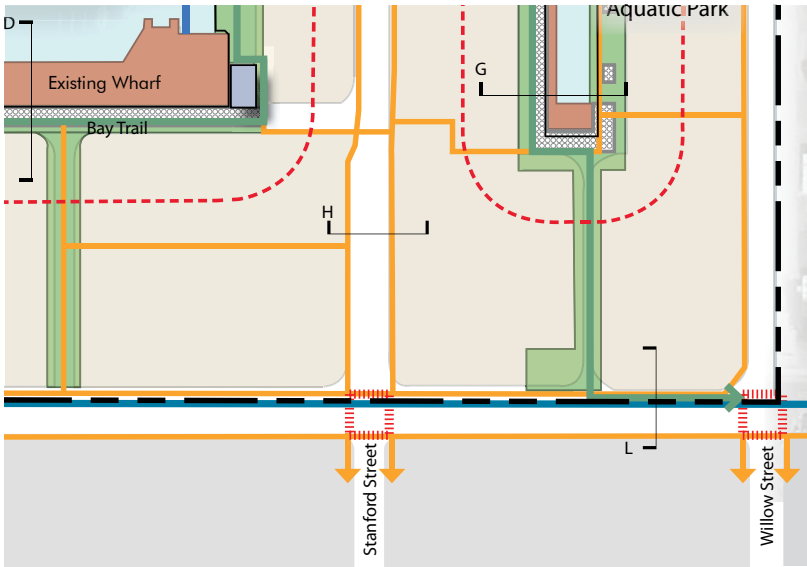
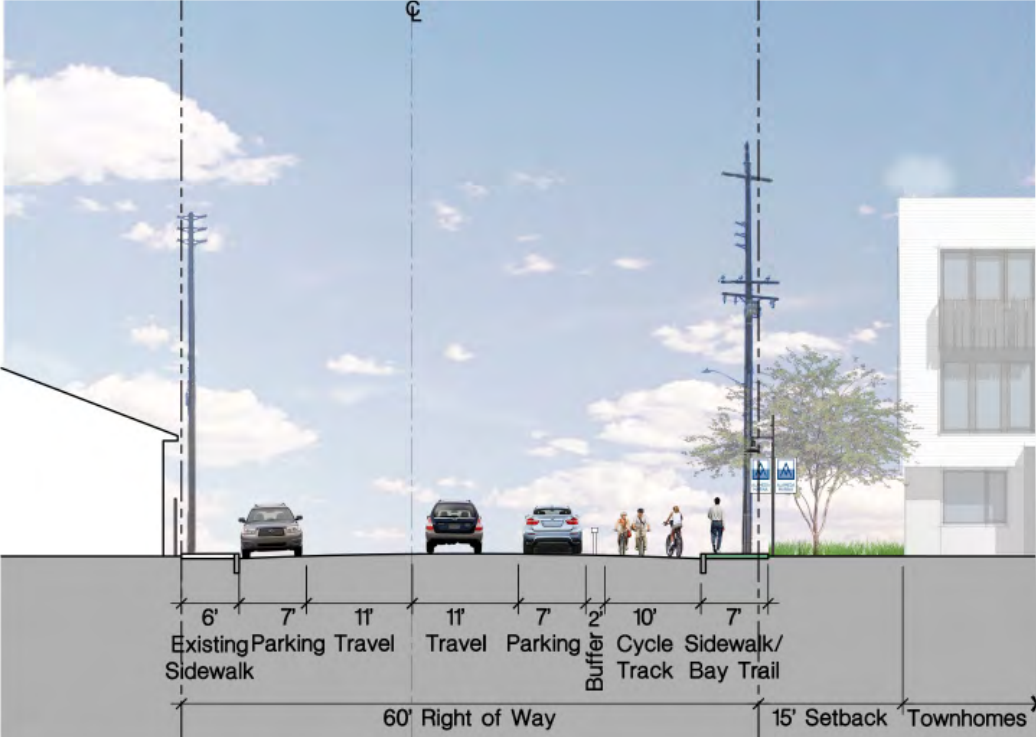
Design Review Board
March 5, 2018

Alameda Marina Section View

Section H - Typical Local Street ROW



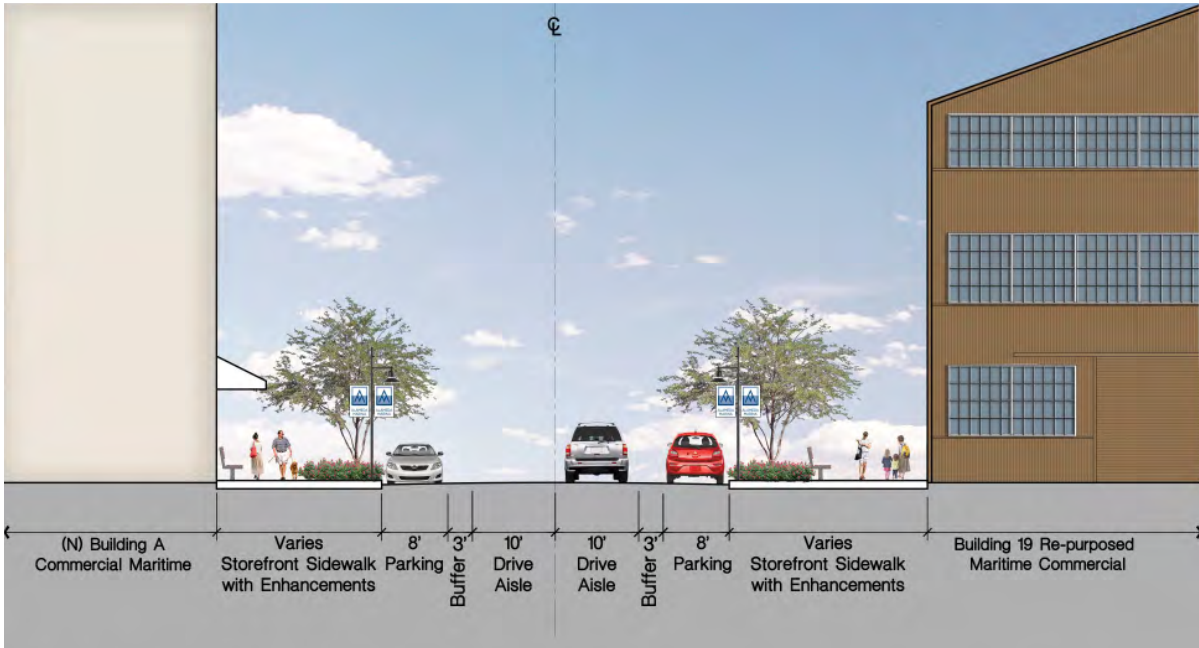
Section L - Clement Avenue at Townhomes



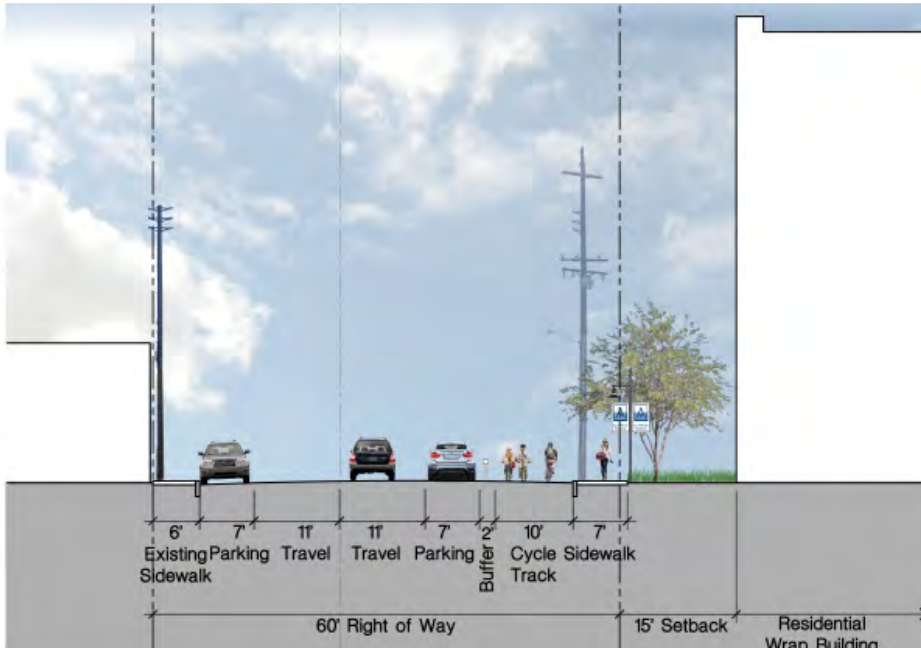
Sections Key Map

Alameda Marina Section View

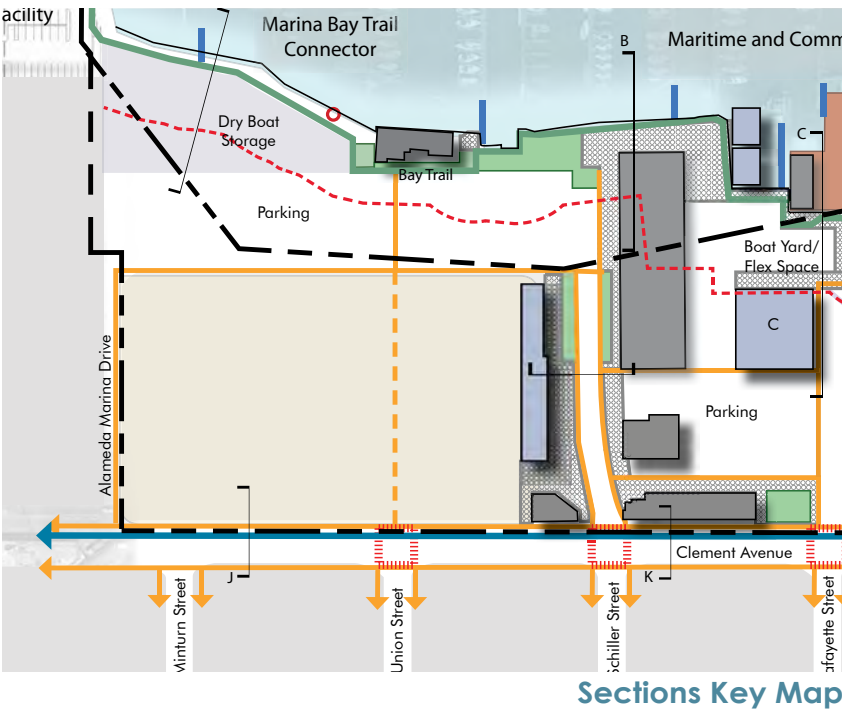
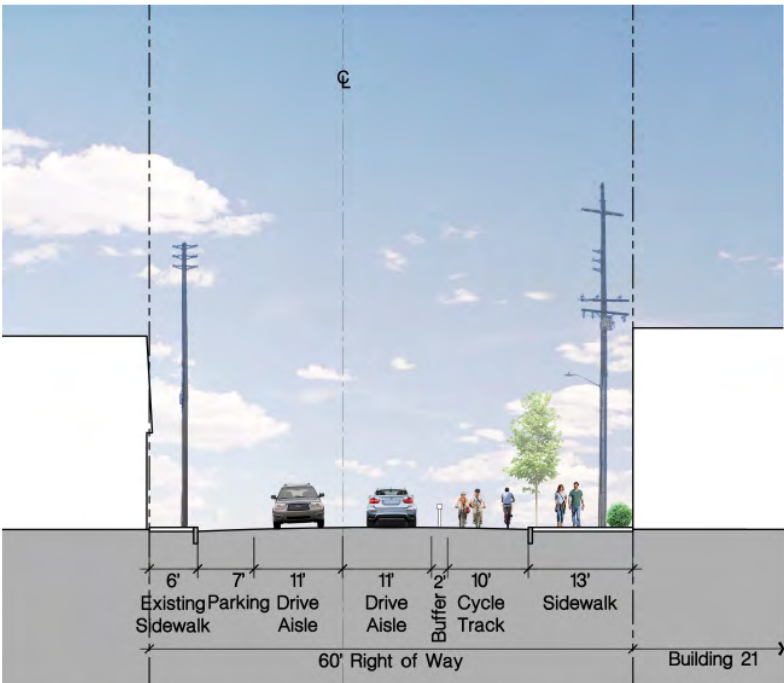
Section I - Schiller Street ROW



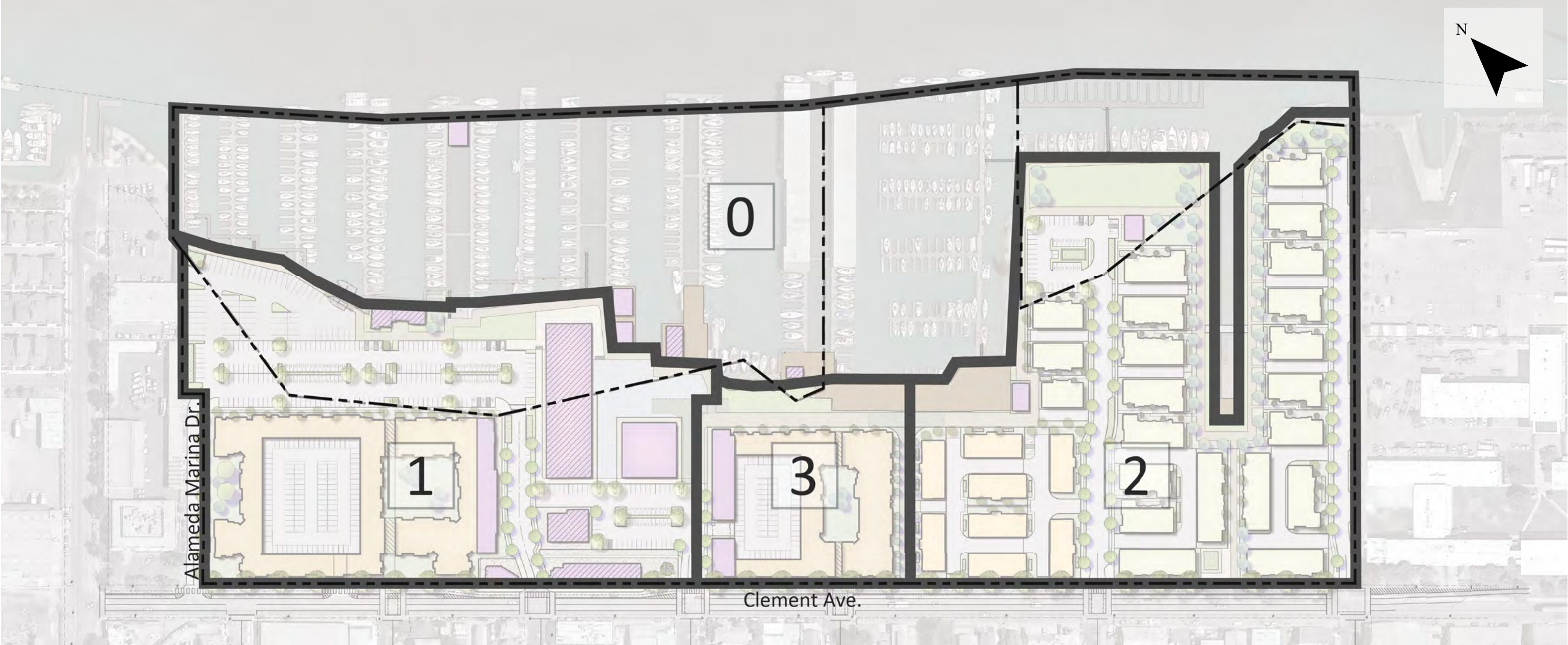
Section J - Clement Avenue at Residential Wrap Building



Section K - Clement Avenue at Existing Building 21



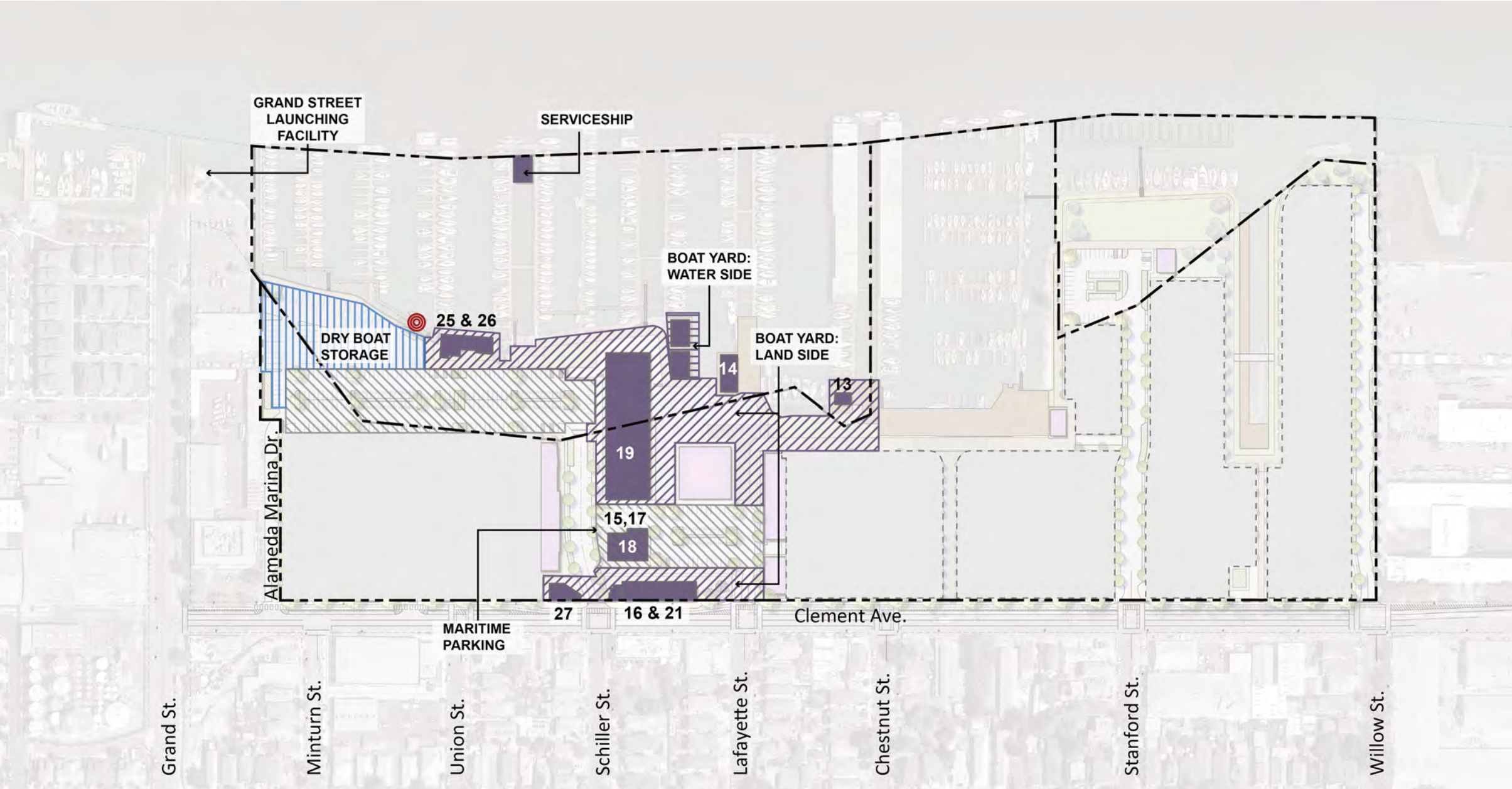
Alameda Marina Phasing Plan



Phasing Plan:

- 0 Phase 0
- 1 Phase 1
- 2 Phase 2
- 3 Phase 3

Maritime and Commercial Core - Phase I



PHASE I:	
Bldg 13	585 gsf
Bldg 14	3,500 gsf
Bldg 15, 17, 18	3,585 gsf
Bldg 19	59,800 gsf
Bldg 16, 21	8,306 gsf
Bldg 25, 26	3,475 gsf
Bldg 27	2,471 gsf
TOTAL:	81,722 gsf

DRY BOAT STORAGE SPACE:	37,500 gsf
BOAT YARD WATERSIDE:	13,500 gsf
BOAT YARD LANDSIDE:	81,630 gsf
MARITIME & COMMERCIAL PARKING:	105,300 gsf

Maritime and Commercial Core - Phase II & Future



PHASE II:	
Bldg A	7,890 gsf
Bldg B	7,560 gsf
Bldg C	20,000 gsf
Bldg D	1,500 gsf
Bldg E	1,500 gsf

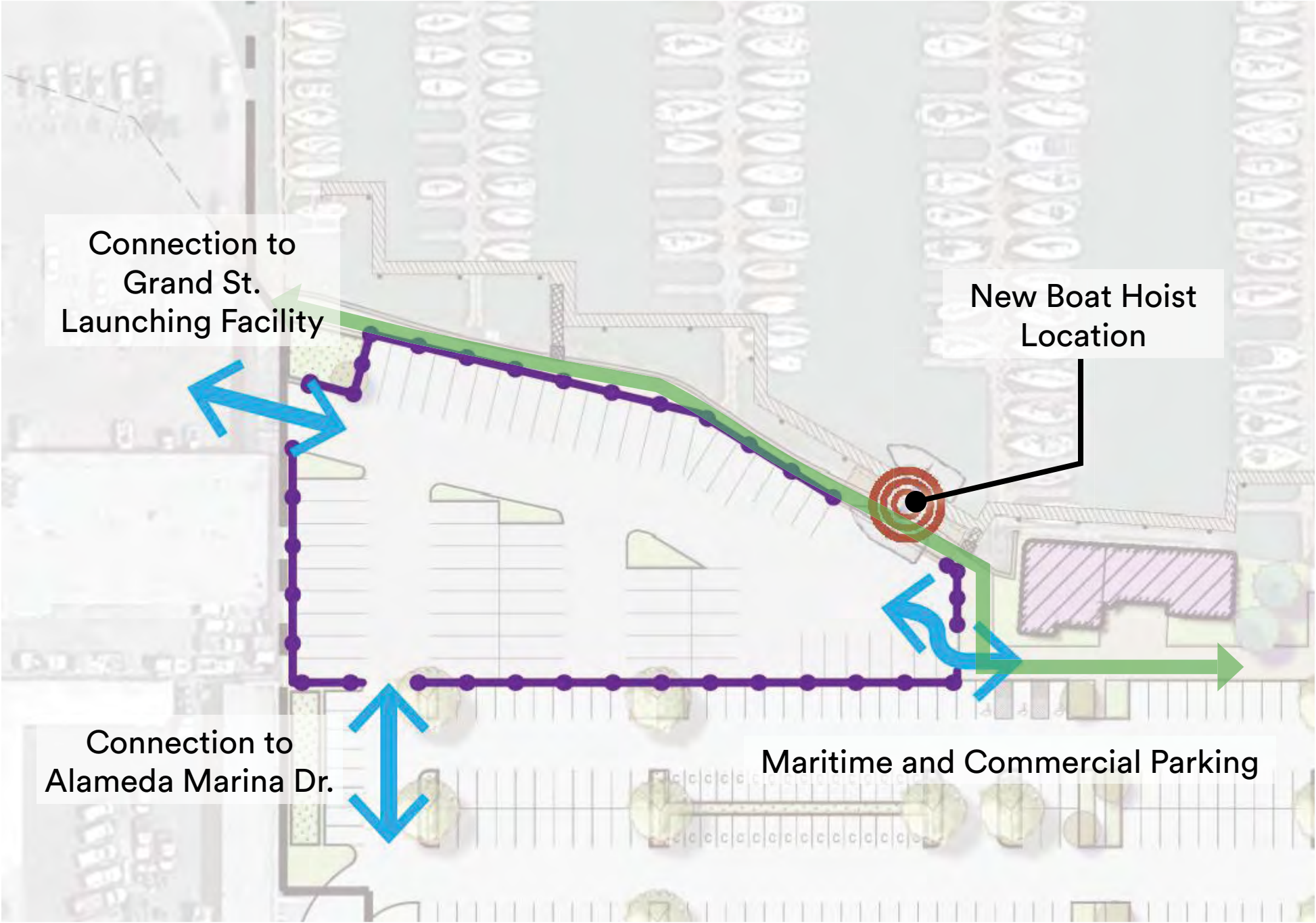
TOTAL: **38,450** gsf

FUTURE MARKET DRIVEN OPPORTUNITIES	
	130,000 gsf

TOTAL: **±250,000** gsf

KAYAK & PADDLE BOARD LAGOON AND DOCK:	25,000 gsf
MARITIME PARKING AND ACCESS:	28,300 gsf

Maritime and Commercial Core - Boat Yard



Legend:

- Connection Points
- Chain-Link Fence
- New Boat Hoist
- Proposed Bay Trail



CONNECTIONS TO

GRAND STREET
BOAT LAUNCH

CLEMENT ST.

±60

DRY BOAT
STORAGE
SPACES

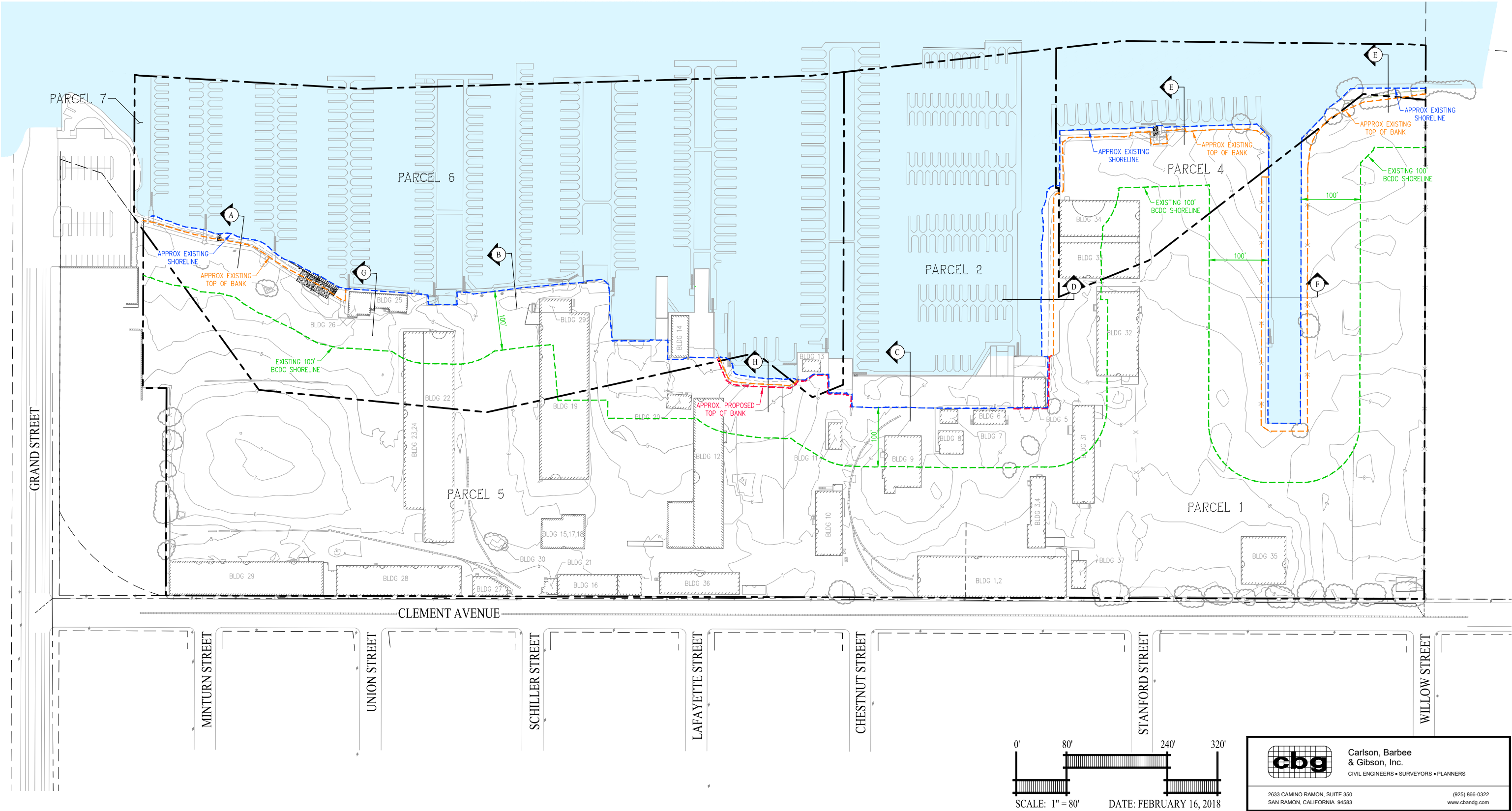
VARIETY OF DRY BOAT STORAGE SPACES

- 10'-6" x 34'
- 10'-6" x 32'
- 10'-6" x 30'
- 10'-6" x 22'

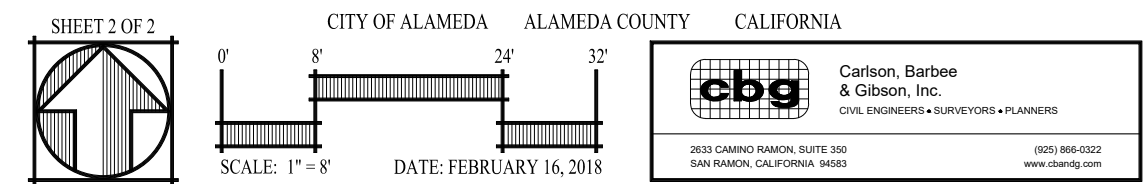
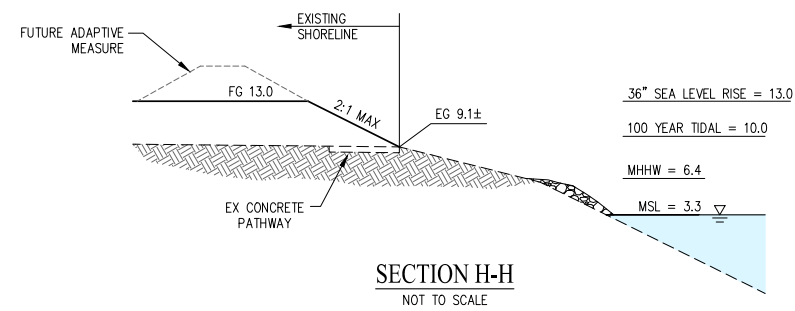
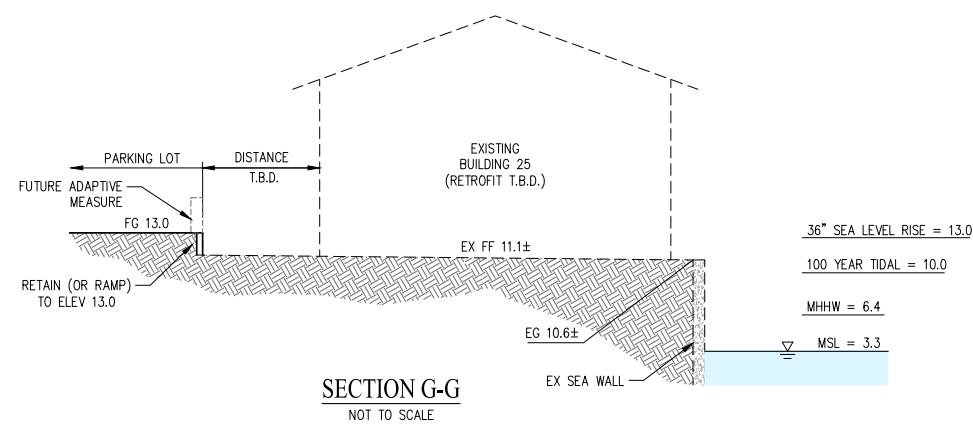
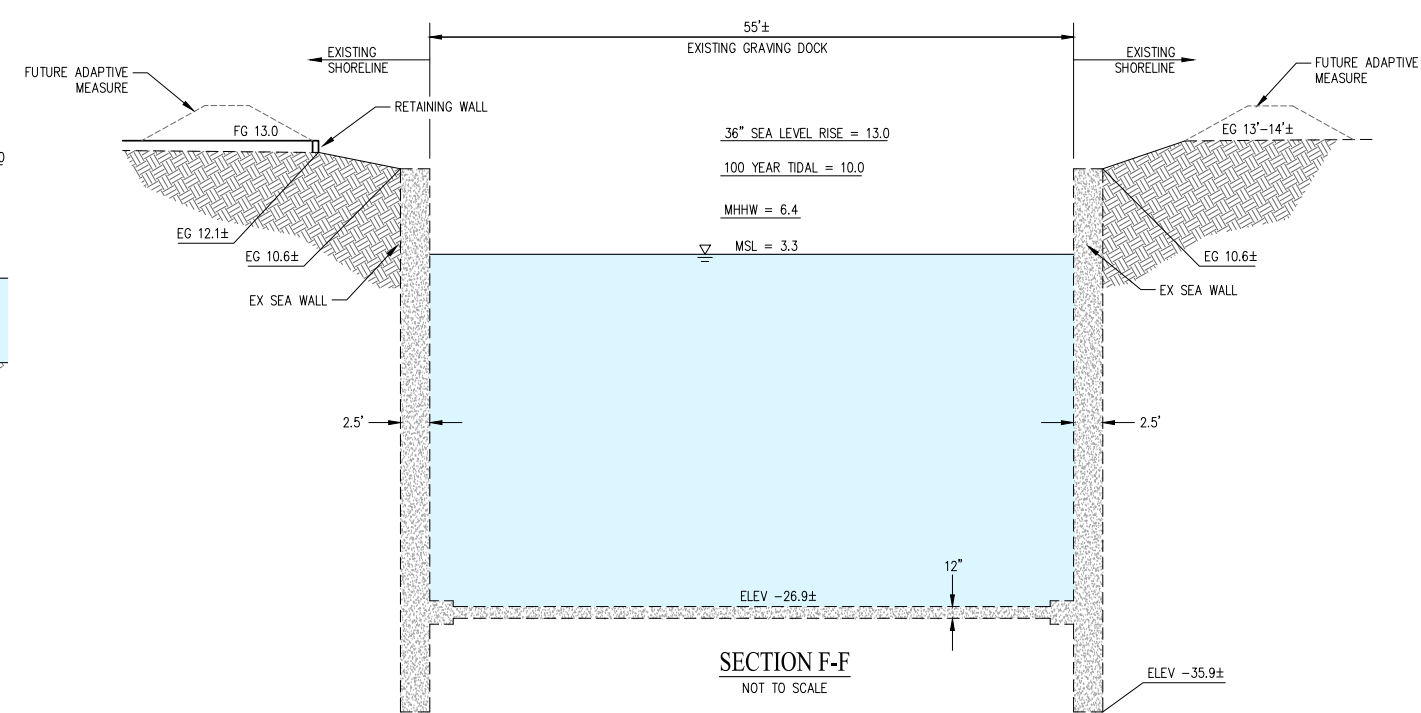
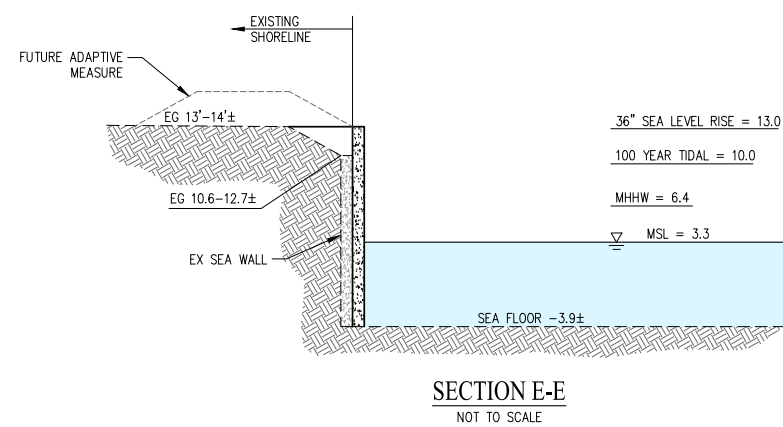
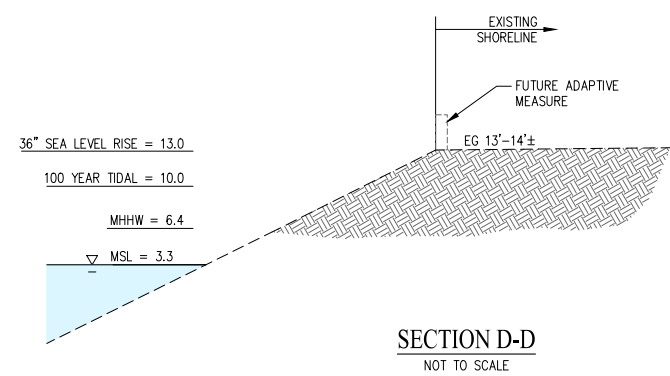
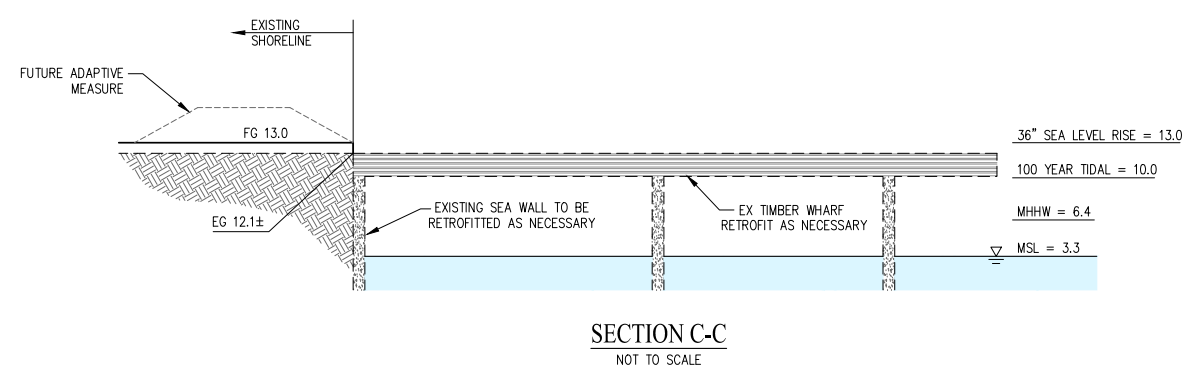
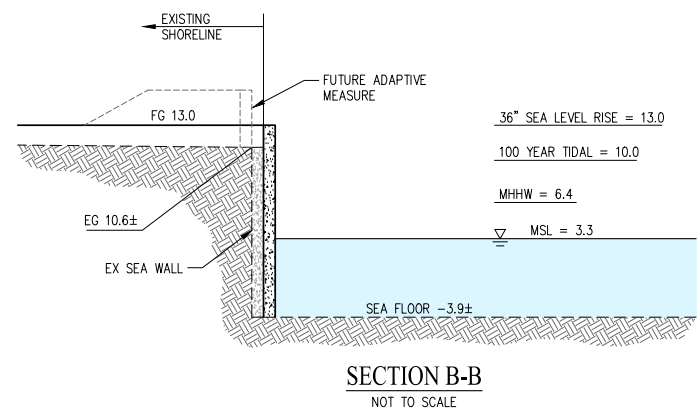
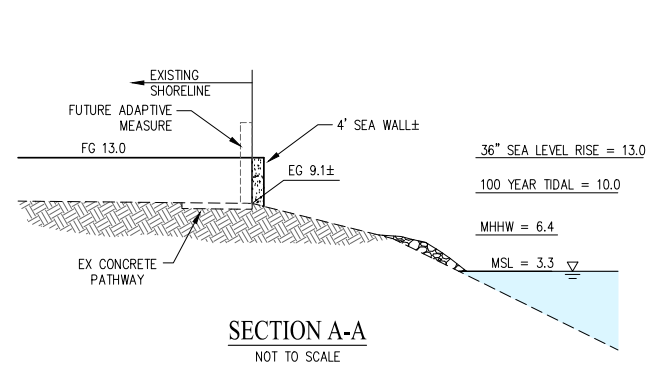
Maritime and Commercial Core - Phase I Build-out



Alameda Marina Shoreline Study

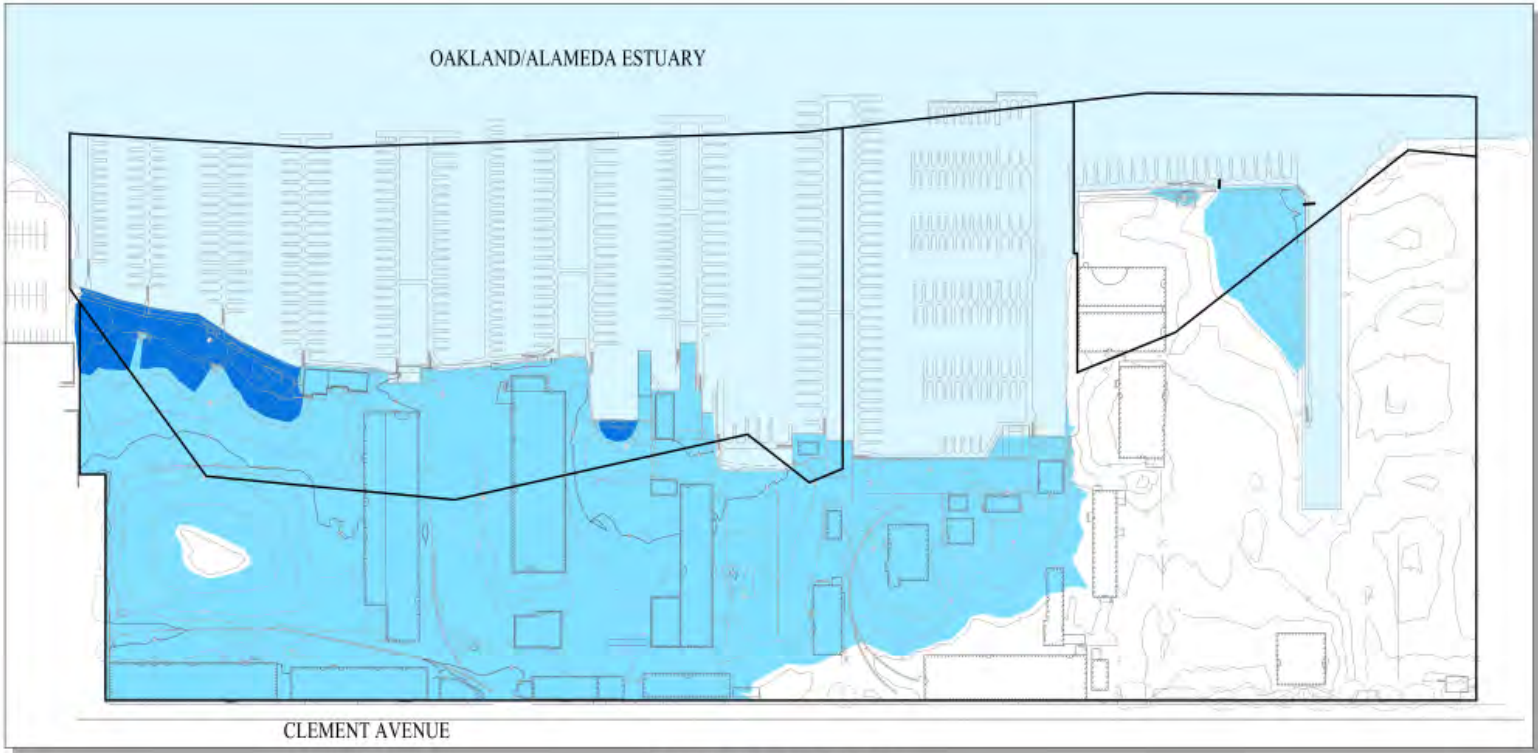


Alameda Marina Shoreline and Grading Sections

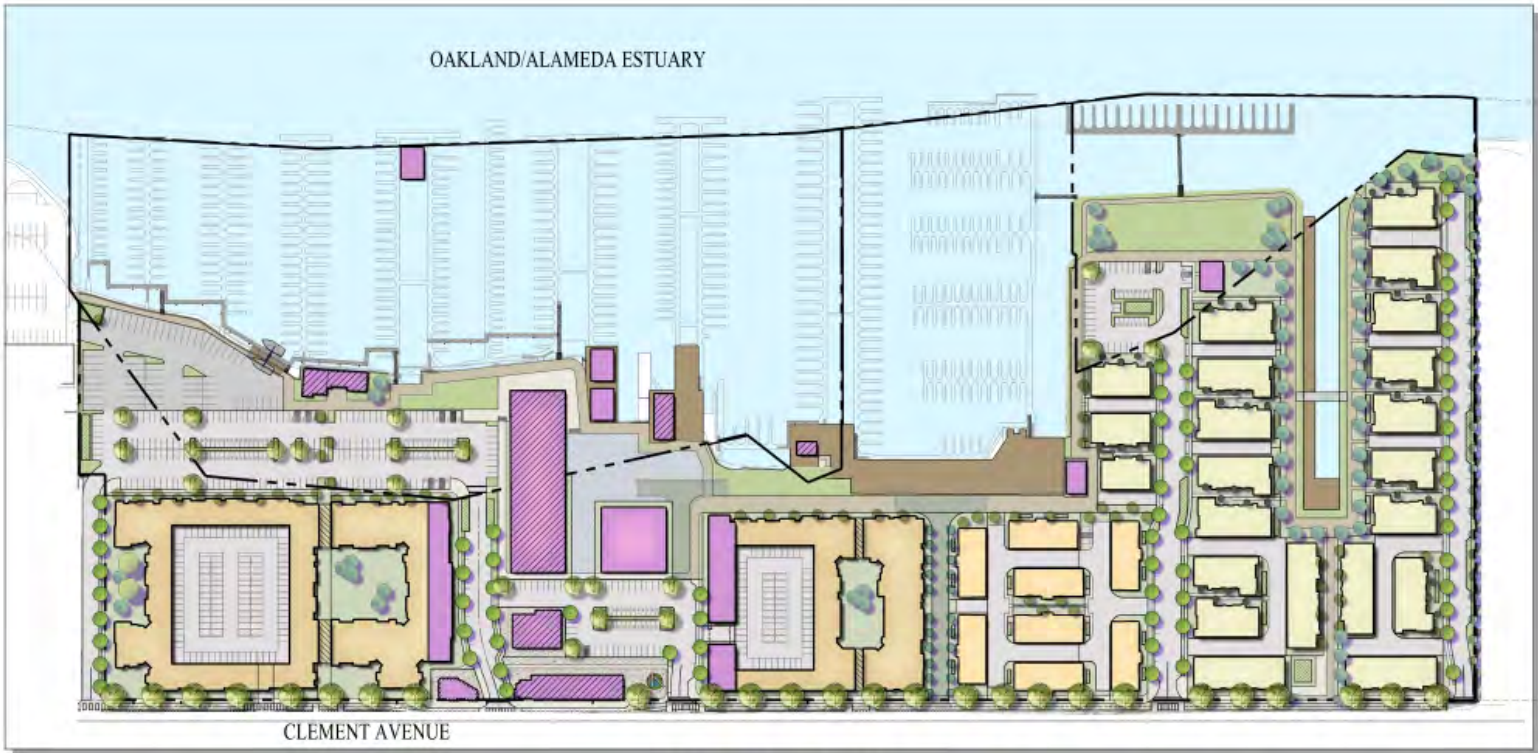


Design Review Board
March 5, 2018

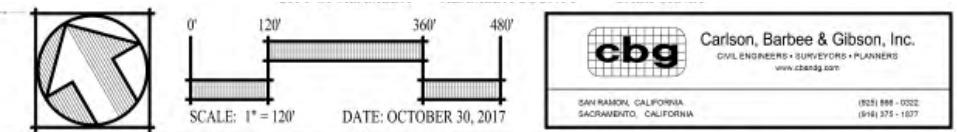
Alameda Marina Sea Level Rise



EXISTING CONDITIONS



PROPOSED CONDITIONS



Alameda Marina Dredging Volumes

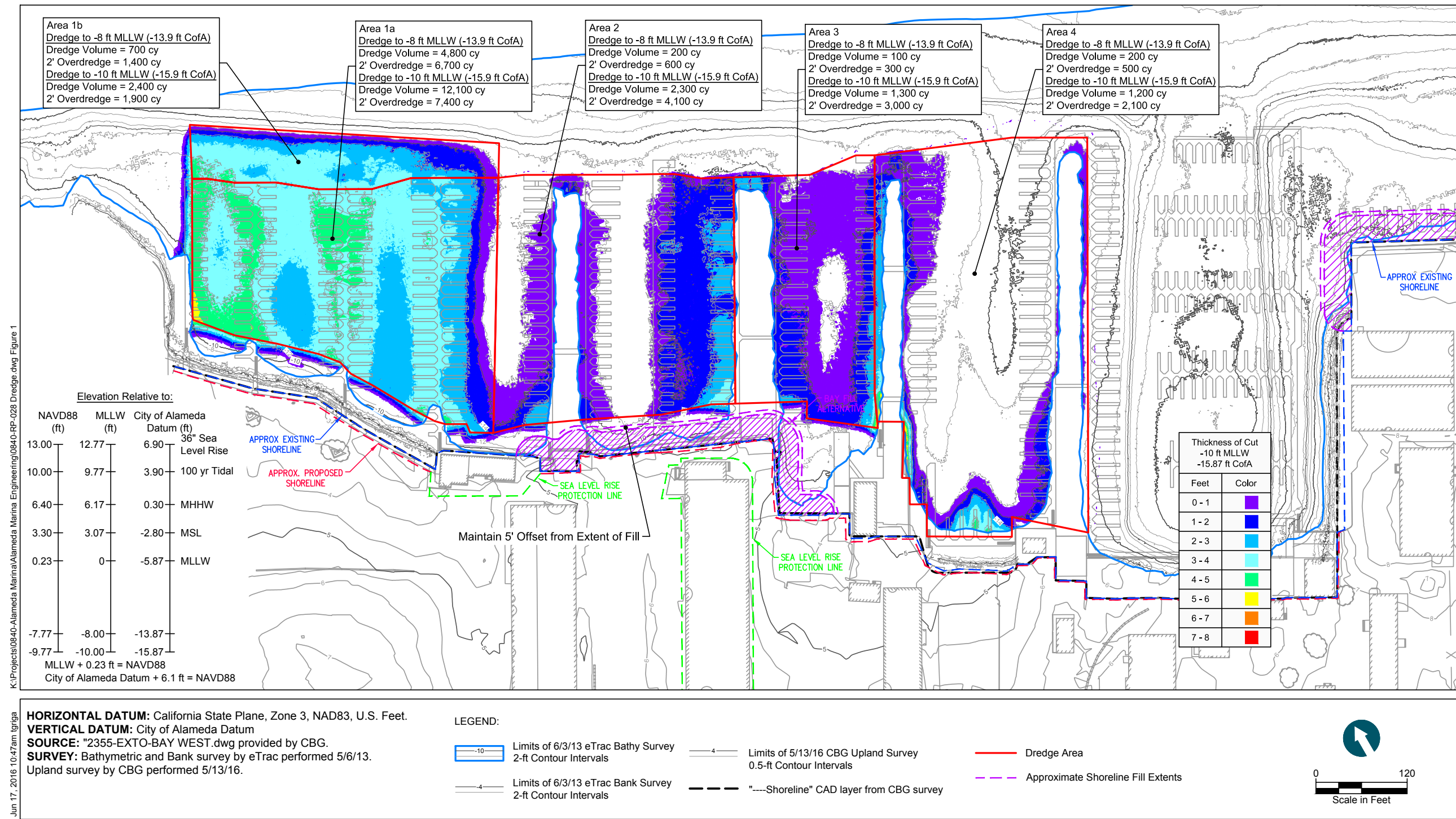


Figure 1
Dredge Volumes (June 17, 2016 - Updated Shoreline Plan)
Alameda Marina Redevelopment

